

BOARD OF APPEAL REFERRALS

MARCH 24, 1977

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MEMORANDUM

March 24, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/29/77

Petition No. Z-3766
New England Deaconess Hospital
380 Longwood Avenue and
155 Pilgrim Road, Boston

Parking garage - 7½ stories - apartment (H-2) district.

Purpose: to erect a 7½-story addition to parking garage.

Violations:

| | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Section 8-6. Extension of a conditional use requires Board of Appeal hearing. | | |
| Section 15-1. Floor area ratio is excessive. | 2 | 3 |
| Section 19-6. Side yard is insufficient. | 20 ft. | 4 ft. |

Proposed expansion, 344 spaces, would increase capacity of facility to 751 spaces. Addition would be similar in height, form, and detail to existing garage. Consultant study has supported need for additional off-street facilities. A letter of agreement, November 18, 1976, has been filed with Assessing Department to make annual payment in lieu of taxes. Recommend approval with proviso.

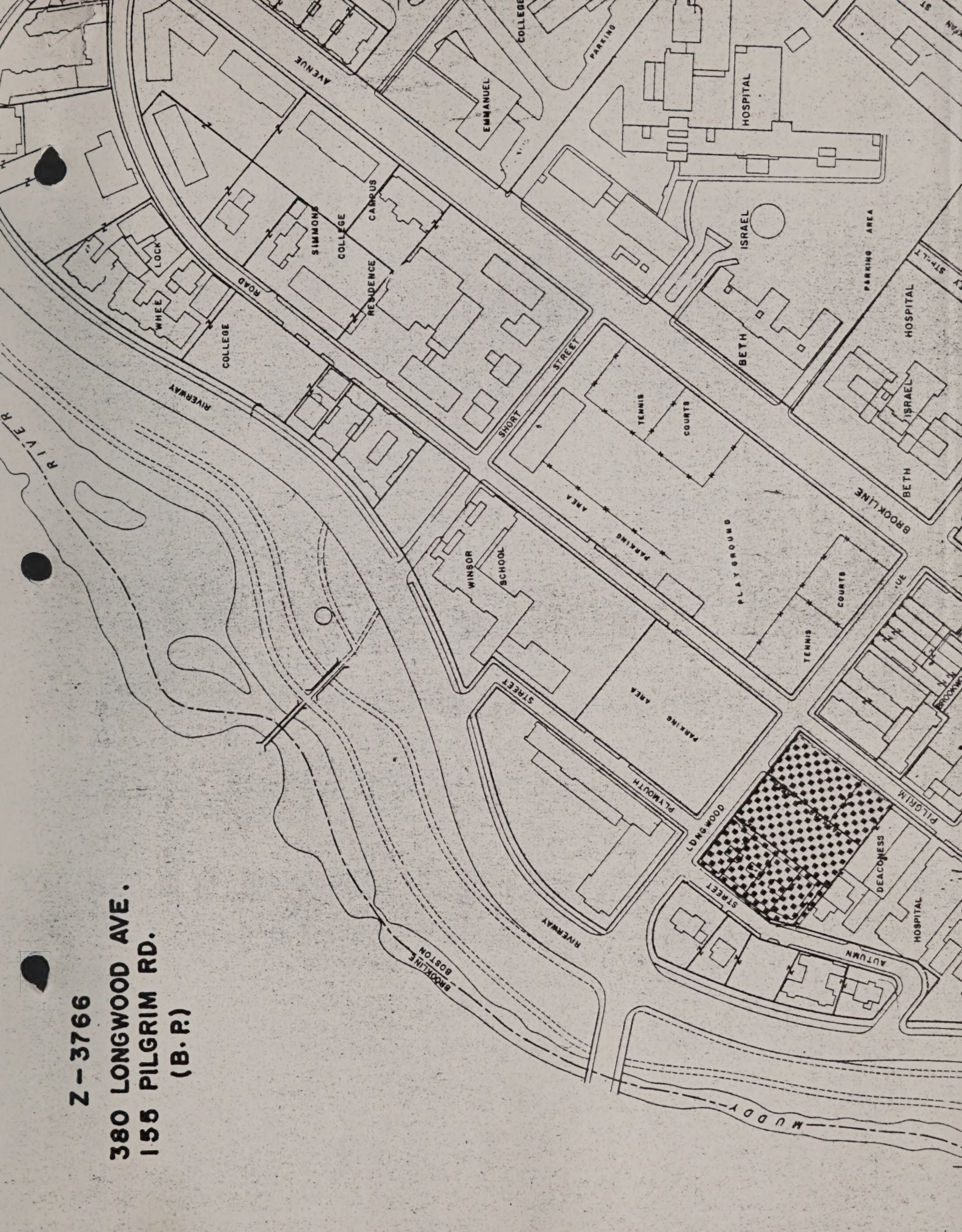
VOTED: In reference to Petition No. Z-3766, brought by New England Deaconess Hospital, 380 Longwood Avenue and 155 Pilgrim Road, Boston, for a conditional use and two variances to erect a 7½-story addition to a parking garage in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3766

380 LONGWOOD AVE.

155 PILGRIM RD.

(B.P.)



Board of Appeal Referrals 3/24/77

Hearing: 4/5/77

Petition No. Z-3813
Rosalyn Realty Trust
16-18 Kingston Street, Boston
near Bedford Street

Parking lot - general business (B-10) district.

Purpose: to continue use of premises for public parking of 15 cars,
charging a fee.

Violation:

Section 6-4. Contrary to previous decision of Board of Appeal.

Two-year conditional use permit expired January 31. Staff has no objection to continuance for additional two years. Study of site indicates possible future development. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3813, brought by Rosalyn Realty Trust, 16-18 Kingston Street, Boston, for a conditional use to continue use of premises for public parking charging a fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that conditional use be limited to two years. Study of site indicates possible future development. This parking facility is within EPA freeze area, and application should be filed with EPA for operating permit.



Z-3813
16-18 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 3/24/77

Hearing: 4/5/77

Petition No. Z-3815
Samuel Coppelman
56 Melville Avenue, Dorchester
at Wellesley Park

2½-story frame structure - residential (R-.5) district.

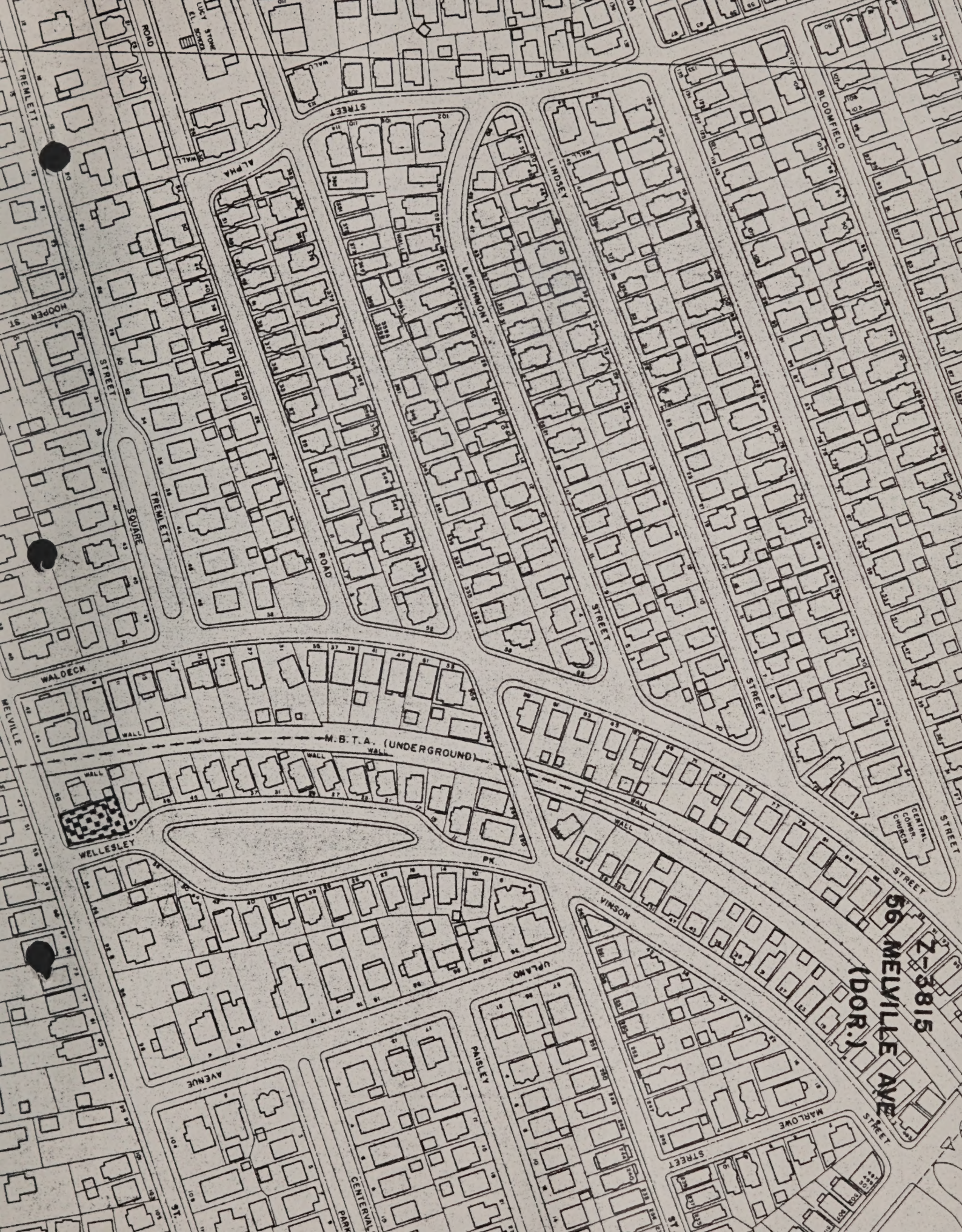
Purpose: to change occupancy from one-family dwelling and dental office to one-family dwelling, dental office, and dental laboratory.

Violation:

Section 8-7. A dental laboratory is forbidden in an R-.5 district.

Small laboratory will not generate noise, air pollution, or additional traffic. There will be no structural changes. The Melville Avenue—Wellesley Park neighborhood association has no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3815, brought by Samuel Coppelman, 56 Melville Avenue, Dorchester, for a forbidden use for a change of occupancy from one-family dwelling and dental office to one-family dwelling, dental office, and dental laboratory in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Facility will not generate noise, air pollution, or additional traffic. The Melville Park Association has no objection.



2-3815

56 MELVILLE AVE
(DOR.)

Board of Appeal Referrals 3/24/77

Hearing: 4/5/77

Petition No. Z-3816
Haybert A. Savage
57 Wheatland Avenue, Dorchester
at Whitfield Street

Two-story structure - residential (R-.5) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

| | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.5 district. | | |
| Section 14-1. Lot area is insufficient. | 2 acres | 14,012 sf |
| Section 14-3. Lot width is insufficient. | 200 ft. | 115 ft. |

Conversion would be compatible with residential (1-,2-,3-family) character of the street. Recommend approval.

VOTED: In reference to Petition No. Z-3816, brought by Haybert A. Savage, 57 Wheatland Avenue, Dorchester, for a forbidden use and two variances for a change of occupancy from two-family dwelling to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Conversion would be compatible with residential character of the street.



57 WHEATLAND AVE.
(DOR.)
Z-3816



Board of Appeal Referrals 3/24/77

Hearing: 4/12/77

Petition No. Z-3818
Kazimierz Maria Basis
11 Morrill Street, Dorchester
near Pleasant Street

2½-story frame structure - residential (R-.8) district.

Purpose: to legalize enclosed rear porch.

Violations:

| | | <u>Required</u> | <u>Proposed</u> |
|---------------|--------------------------------|-----------------|-----------------|
| Section 15-1. | Floor area ratio is excessive. | .8 | .81 |
| Section 19-1. | Side yard is insufficient. | 10 ft. | 5 ft. |
| Section 20-1. | Rear yard is insufficient. | 40 ft. | 13 ft. |

Violations have no adverse effect on neighborhood. Abutters have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3818, brought by Kazimierz Maria Basis, 11 Morrill Street, Dorchester, for three variances to legalize enclosed rear porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Violations have no adverse effect on neighborhood. Abutters have no objection.

Z-3818
DORILL ST.
(DOR.)



Board of Appeal Referrals 3/24/77

Hearing: 4/12/77

Petition No. Z-3821
Edward and Mary Feeney
790-796 East Seventh Street,
South Boston
near O Street

Gas service station - residential (R-.8) and apartment (H-1-50)
districts.

Purpose: to install three 8,000-gallon gasoline storage tanks.

Violation:

Section 9-1. Extension of a nonconforming use requires Board of
Appeal hearing.

Four obsolete 2,000-gallon tanks would be replaced by proposed storage
facilities with new vapor recovery systems, substantially decreasing
deliveries and heavy commercial traffic. No community opposition.
Recommend approval.

VOTED: In reference to Petition No. Z-3821, brought
by Edward and Mary Feeney, 790-796 East
Seventh Street, South Boston, for an extension
of a nonconforming use to install three 8,000-
gallon gasoline storage tanks in residential
(R-.8) and apartment (H-1-50) districts, the
Boston Redevelopment Authority recommends
approval. Proposal would substantially
decrease deliveries and resultant heavy
commercial traffic.



Board of Appeal Referrals 3/24/77

Hearing: 4/12/77

Petitions Nos. Z-3822-3824
Vazza Properties, Inc.
25-29-33 Spring Street, West Roxbury
near Temple Street

Elderly housing complex - local business (L-.5) district.

Purpose: to erect three one-story frame additions to elderly housing structures.

Violation:

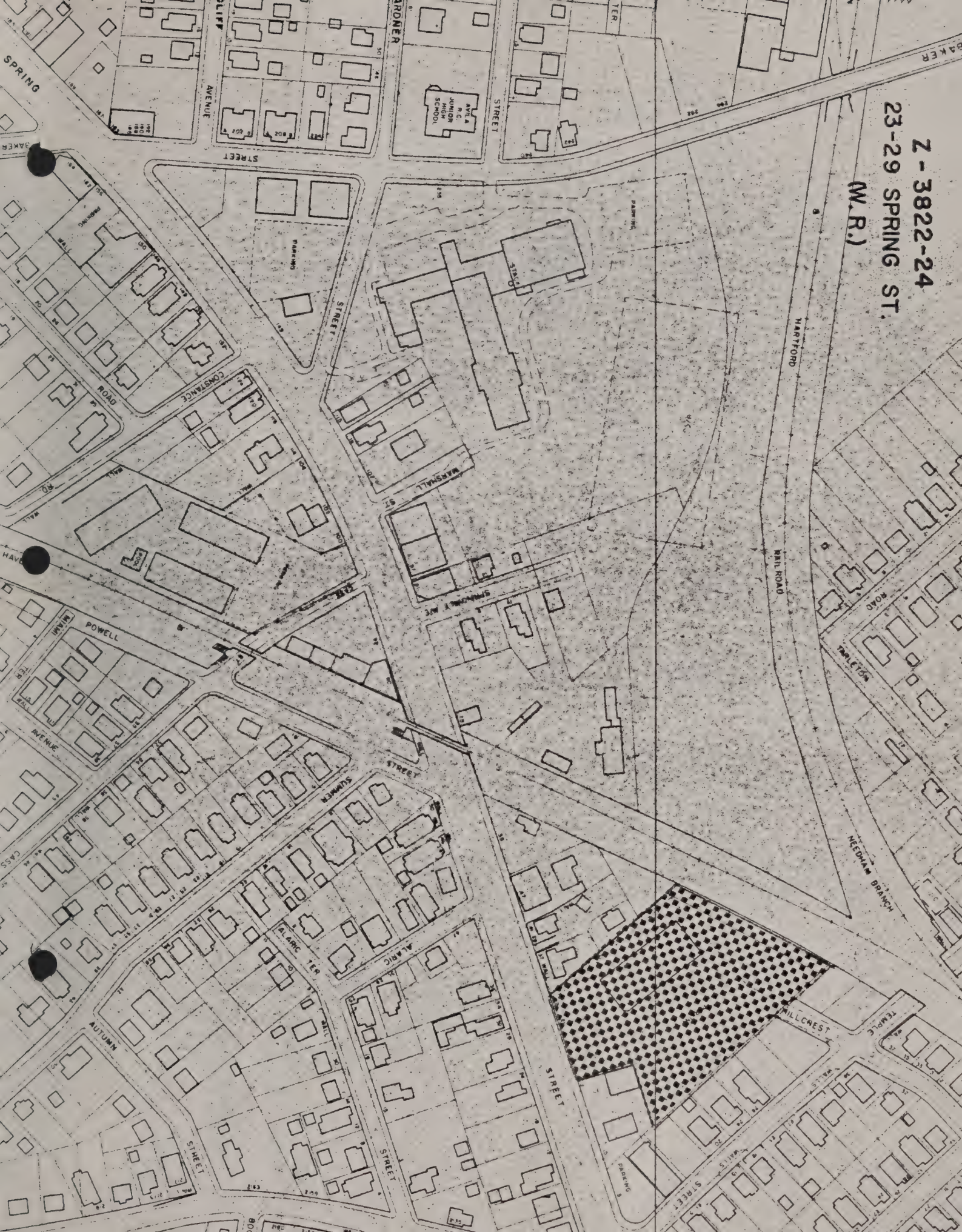
| | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| Section 20-1. Rear yard is insufficient. | 50 ft. | |

Structures would be attached at rear of three buildings to enclose trash receptacles. Violation would have no impact on this elderly complex. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3822-3824, brought by Vazza Properties, Inc., 25-29-33 Spring Street, West Roxbury, for three variances to erect three one-story frame trash storage additions to elderly housing structures in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Violation would have no impact on this elderly complex.

Z - 3822-24
23-29 SPRING ST.

(W.R.)



Board of Appeal Referrals 3/24/77

Hearing: 4/5/77

Petition No. Z-3828
Federated Dorchester Neighborhood
Houses, Inc.
1392 Dorchester Avenue, Dorchester
near Greenwich Street

Three-story masonry structure - general business (B-1) district.

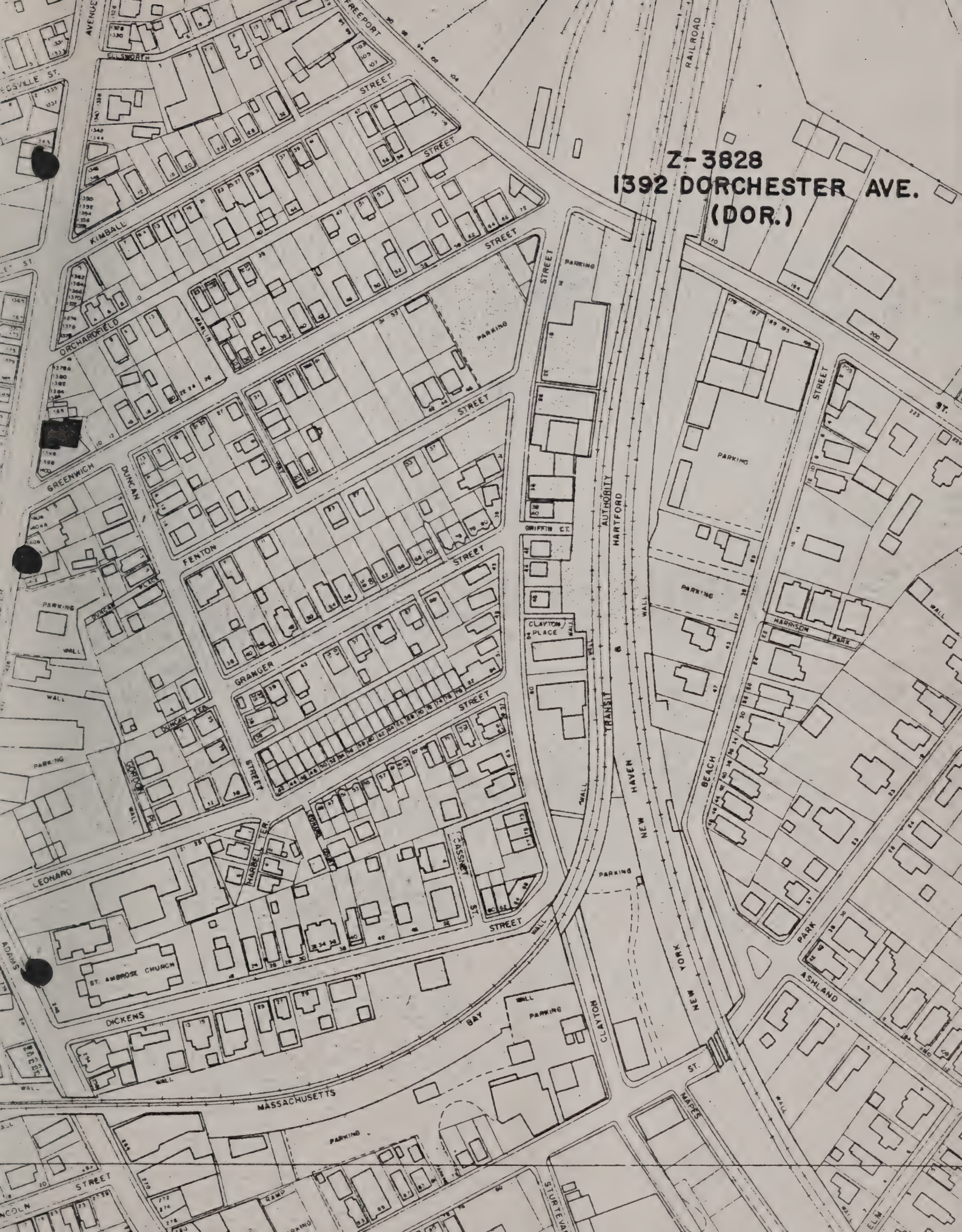
Purpose: to change occupancy from retail store and showroom to
community center, accessory offices, and school.

| Violation: | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Section 23-2. Off-street parking is insufficient. | 18 spaces | 0 |

Structure is currently vacant and abandoned. Proposal would allow expansion of community programs now being conducted at nearby Dorchester House, a related facility. Junior high school drop-out alternative school would be increased from 15 to 25 students and a day care center provided for 8-12 senior citizens. Existing parking facilities at Dorchester House and public transportation mitigate the off-street parking deficiency. Proposal enjoys wide community support. Recommend approval.

VOTED: In reference to Petition No. Z-3828, brought by Federated Dorchester Neighborhood Houses, Inc., 1392 Dorchester Avenue, Dorchester, for a variance for a change of occupancy from retail store and showroom to community center, accessory offices, and school in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal would allow expansion of much needed community programs. Existing parking facilities at nearby Dorchester House and public transportation mitigate the off-street parking deficiency. Proposal enjoys wide community support.

Z-3828
1392 DORCHESTER AVE.
(DOR.)



Board of Appeal Referrals 3/24/77

Hearing: 4/26/77

Petition No. Z-3829
Michael DiCarlo
333 West Street, Hyde Park
near Deforest Street

Two-story frame structure - single-family (S-.5) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violations:

| | <u>Required</u> | <u>Proposed</u> |
|---|-----------------|-----------------|
| Section 8-7. Any dwelling converted for more families is forbidden in an S-.5 district. | | |
| Section 14-2. Lot area is insufficient. | 14,000 sf | 5,000 sf |

Essentially proposal would legalize an existing condition. Basement unit overcrowds the structure and creates an undesirable precedent in this low density one- and two-family neighborhood. Board of Appeal with Authority concurrence denied a similar petition last October. Recommend denial.

VOTED: In reference to Petition No. Z-3829, brought by Michael DiCarlo, 333 West Street, Hyde Park, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Basement unit overcrowds structure and creates an undesirable precedent in this low density one- and two-family neighborhood.



Z-3829

333 WEST ST.
(H.P.)

Board of Appeal Referrals 3/24/77

Hearing: 4/5/77

Petition No. Z-3832
Daniel Carey
14 Meehan Street, Jamaica Plain
near Williams Street

Three-story masonry structure - residential (R-.8) district.

Purpose: to legalize occupancy - sheet metal and roofing shop.

Violation:

Section 8-7. A sheet metal and roofing shop is forbidden in an R-.8 district.

Structure is presently vacant and boarded. Use is inappropriate for the site. All surrounding properties are residential. There is substantial neighborhood opposition, especially from abutters.
Recommend denial.

VOTED: In reference to Petition No. Z-3832, brought by Daniel Carey, 14 Meehan Street, Jamaica Plain, for a forbidden use to legalize occupancy for sheet metal and roofing shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Use is inappropriate for the site. All surrounding properties are residential. There is substantial neighborhood opposition, especially from abutters.



Z-3832
14 MEEHAN ST.
(J.P.)

Board of Appeal Referrals 3/24/77

Hearing: 4/12/77

Petition No. Z-3834
132 Newbury Street Realty Trust
132 Newbury Street, Boston
near Dartmouth Street

Four-story structure - general business (B-4-70) district.

Purpose: to change occupancy from stores and offices to offices and restaurant.

Violation:

Section 8-7. A restaurant is conditional in a B-4-70 district.

Location is in an area already heavily impacted with restaurants. A staff study is under way which would lead to the formulation of new City policy with regard to additional restaurants in the Back Bay. Neighborhood groups feel that they have not had sufficient time to evaluate the proposal in this regard, and the BRA staff feels that final decision should await the publication of the new City policy. Recommend denial without prejudice.

VOTED: In reference to Petition No. Z-3834, brought by 132 Newbury Street Realty Trust, 132 Newbury Street, for a change of occupancy from stores and offices to offices and restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends denial without prejudice. New City policy on additional restaurants in the Back Bay is in process of being formulated, and final decision on this petition should await such information.

132 NEWBURY ST.
(B.P.)

Board of Appeal Referrals 3/24/77

Hearing: 4/12/77

Petition No. Z-3836
South Boston Action Council, Inc.
424-426 West Broadway, South Boston
near F Street

Two-story masonry structure - general business (B-2) district.

Purpose: to subdivide land.

Violation:

| | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| Section 20-1. Rear yard is insufficient. | 10 ft. | 7 ft. |

Movie theatre and community facility now occupy entire lot.
Proposal would create separate lots. Violation is technical,
with no impact on commercial district.

VOTED: In reference to Petition No. Z-3836, brought by
South Boston Action Council, Inc., 424-426
West Broadway, South Boston, for a variance to
subdivide land in a general business (B-2)
district, the Boston Redevelopment Authority
recommends approval. Violation is technical,
with no impact on commercial district.



Z-3836
424-426 WEST BROADWAY
(S.B.)

BIGELOW
SCHOOL
(EL.)

ALBANY
METHODIST
CHURCH

FOURTH
PRESBYTERIAN
CHURCH
DORCHESTER
FIRE STATION

BOYS' CLUB
BOOTH BOSTON

ST AUGUSTINE
CEMETERY

HEALTH
UNIT

